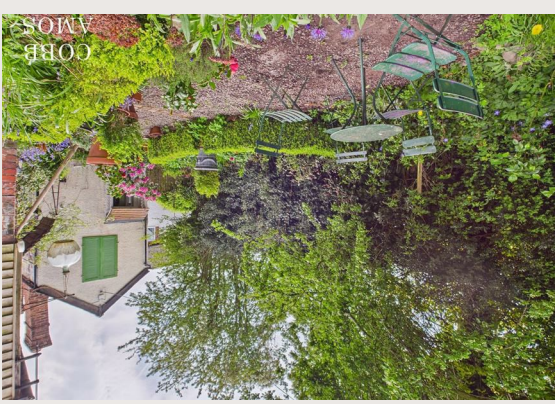
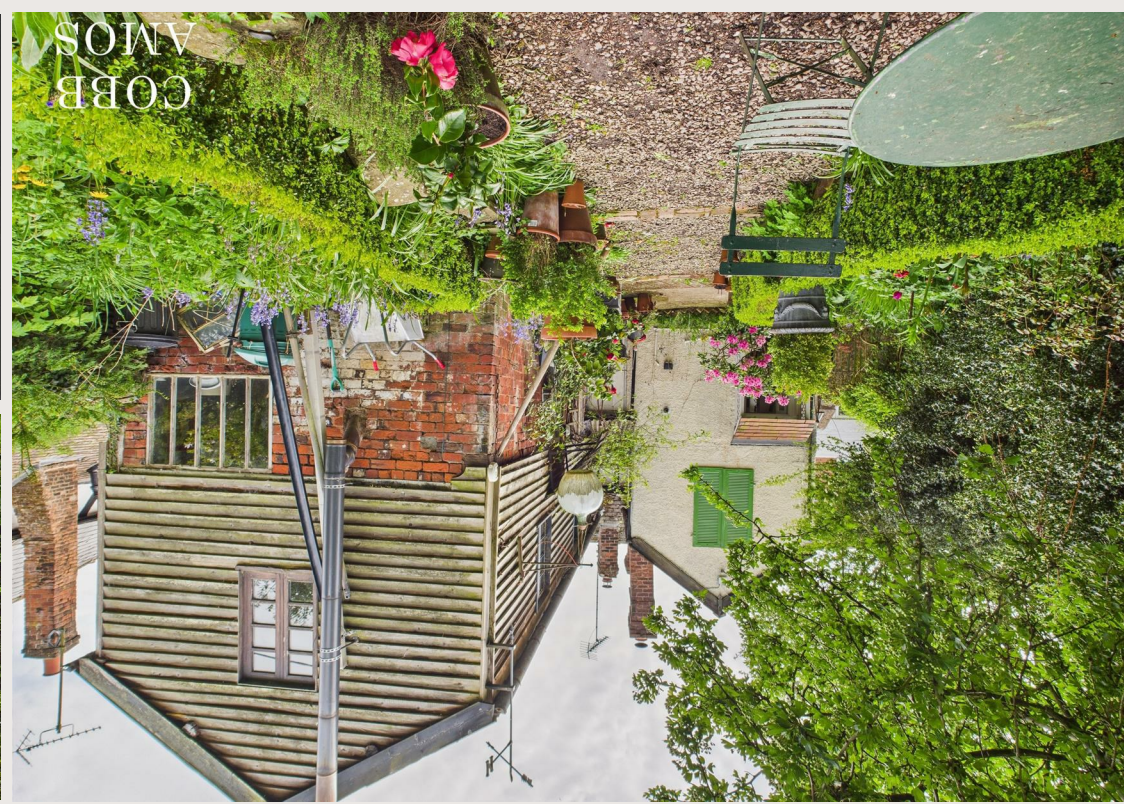




Broadstone House, West Street, Pembridge, HR6 9DU
Price £325,000

Broadstone House West Street Pembridge

****THREE BEDROOM COTTAGE WITH ADDITIONAL BARN
COMPRISING FOUR ROOMS****

A unique opportunity to acquire a charming attached three bedroom cottage with attached barn within the black and white village of Pembridge. The property enjoys two reception rooms to the main house with a kitchen that is ideal for entertaining. The barn is the perfect space for arts, crafts and hobbies with the opportunity to convert into additional accommodation. Viewing is highly recommended to appreciate the property and the accommodation on offer.

- Attached cottage with attached barn
- Three bedrooms
- Characterful throughout
- Studio/hobby rooms
- Potential for Annexe/Holiday let STPP
- Located in the heart of Pembridge

Material Information

Price £325,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Introduction

Situated in the pretty black and white village of Pembridge is this attached cottage with barn. The property has accommodation comprising; living room, kitchen/dining room, reception room, three bedrooms and family bathroom. The barn consists of three rooms, entrance and shower room and could be converted to additional accommodation (STPP). There is a pretty cottage garden and gas heating.

Property description

A wrought iron fence encloses the front of the property and a gate opens to a paved area with space for pot plants. The front door with porch opens to the entrance hall where you are greeted by character which flow throughout the property. To the right is the living room which has a decorative open fireplace creating a cosy and welcoming focal point to the room. There is a window to the front of the property, a built in book shelf and paneling. The reception room has a fireplace inset with woodburning stove, a window to the front, built in bookshelf and useful under stairs cupboard. A door opens to the kitchen/dining room which is the heart of the home with quarry tiled flooring, Belfast sink, freestanding units and a Rangemaster cooker with five ring gas hob. There is a cupboard housing the boiler which has space for a washing machine and ample space for a large table and chairs creating an ideal entertainment space. There are two windows and two doors, one of which opens to the garden and provides access to the barn. The staircase rises to the first floor landing where it splits to the left and right. Taking the right into the main bedroom which is a double has a feature fireplace and dual aspect windows. Bedroom two is a double with a built in book shelf and window to the side. The third bedroom is a double with a window to the front and a recess for clothes. There is a family bathroom fitted with a WC, basin unit, bath and heated towel rail.

Barn

The entrance in to the barn has quarry tiled flooring and space to have decorative furniture. There is a shower room fitted with WC, basin and shower, radiator and shelving. A step over leads to a room which has a woodburning stove, window and door to the garden. Steps lead to two upper rooms which have exposed timbers, vaulted ceiling and dual aspect windows. There is space to use as a home office or artist studio and a door opening to a second room which has a window, vaulted ceiling and water. Both rooms are flooded with natural light.

Garden

The cottage garden bursts with colourful flowers and shrubs, a box hedge defines flower beds and there are various seating areas to enjoy the warmer weather, great for alfresco dining and entertaining.

Services

All mains are connected to the property.
Herefordshire Council Band D
Tenure: Freehold

Location

The popular black and white village of Pembridge is very well catered for offering a number of public houses and restaurants, primary school, village hall and church to name just a few. The popular market towns of Leominster (7 miles) and Kington (6 miles) offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

Directions

From Leominster, proceed west on the A44 passing through the village of Monkland towards Weobley. Before reaching Dilwyn take the right hand turn signposted Pembridge, continuing on the A44. On entering Pembridge, pass Bridge Street on your right and the property can be found shortly after on the right hand side.

Agents Note

The current owner has a possessory title on the barn and an indemnity insurance to cover this. An absolute title can be given in 3 years time.

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note this property is NOT Listed.

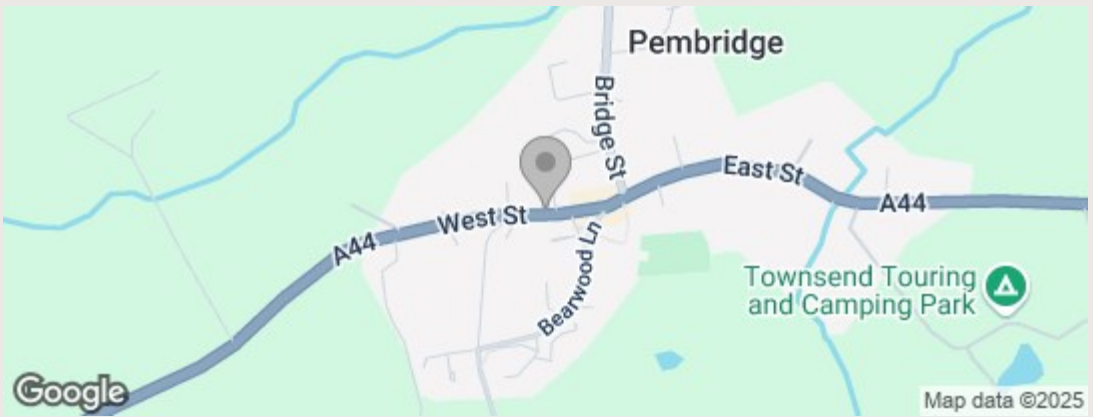
Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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